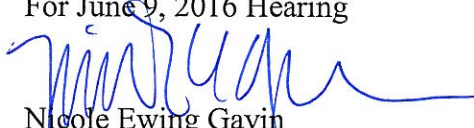




MEMORANDUM

DATE: May 25, 2016
For June 9, 2016 Hearing

TO: Jim Mazzocco
Zoning Examiner

FROM: 
Nicole Ewing Gavin
Planning & Development Services
Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-16-05 Voorhees-Pattison House – Via Golondrina
RX-1 to HLRX-1 (Ward 6)

Issue – This is a request by Demion Clinco, of the Tucson Historic Preservation Foundation, on behalf of the property owners, the Estate of Frances H. Pattison, Ann Pattison, to rezone approximately 0.91 acres from RX-1 to HLRX-1 (Historic Landmark) zoning. The rezoning site is located at 3488 East Via Golondrina (see Case Location Map). The Historic Landmark designation request of the Voorhees-Pattison House does not propose any change of use.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of HLRX-1 zoning, designating the Voorhees-Pattison House as an Historic Landmark.

Background Information – On March 18, 2014, Mayor and Council adopted Ordinance No. 11150, allowing for a more efficient Historic Landmark and Historic Preservation Zone designation process. As part of the new process, the T-PCHC PRS could review and recommend rezoning to HL for appropriate sites. On behalf of the Estate of Frances H. Pattison, Ann Pattison has agreed to the rezoning and supports the T-PCHC PRS recommendation.

On December 21, 2015 the T-PCHC PRS voted 5-0 to forward a favorable recommendation to the Mayor and Council, to initiate the rezoning process and designate the Voorhees-Pattison House as a City of Tucson Historic Landmark.

On February 23, 2016 The Mayor and Council voted 7-0 to approve the City Manger's recommendation for initiation of the rezoning to designate the Voorhees-Pattison House as an Historic Landmark.

Description of the Proposed Historic Landmark - The Voorhees- Pattison House is located on the eastern edge of the Colonia Solana Neighborhood Residential National Register of Historic Places District (1928-1941). This property is compliant with the UDC Section 5.8.5 *Standards for Establishing or Amending HLRs*. The nomination proposal prepared by the Tucson Historic Preservation Foundation states that the main residence was designed by Roy K. Place and built in

1929. The residence was one of the first in the neighborhood and served as a model home to attract development in the subdivision. The residence is two-stories, constructed of masonry and stucco with Spanish Colonial Revival architectural details and styling. The exterior of the property has had minimal exterior alterations and maintains its original integrity and character. The interior of the property possesses many original design elements including unique details, proportions and geometrical features.

Zoning Information

Existing Land Use: Residential

Zoning Descriptions:

Residence Zone (RX-1) This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses.

Historic Landmark (HLRX-1) The Historic Landmark designation is an overlay zone that imposes standards and procedures that are in addition to those required under the RX-1 base zoning standards. Where there is a conflict between the standards of a base district and an overlay district, the standards of the overlay district shall apply.

Surrounding Zones and Land Uses:

North: Zoned RX-1; Single-family Residential
South: Zoned RX-1; Single-family Residential
East: Zoned R-1; City of Tucson, Randolph Golf Complex
West: Zoned RX-1; Single-family Residential

Previous Cases on the Property: none

Related Cases:

C9-14-13 Valley of the Moon-Allen Road, R-1 to HLR-1 This was a rezoning request for 2.3 acres located 320 feet east of Tucson Boulevard on the south side of Allen Road to create the Valley of the Moon Historic Landmark District. On May 19, 2015, Mayor and Council adopted Ordinance No. 11268, and on June 18, 2015, the ordinance became effective and the zoning changed to HLR-1.

Related Cases: There are six Historic Landmarks within the City of Tucson:

1. San Pedro Chapel, designated May 11, 1981
2. El Tiradito Wishing Shrine, designated August 7, 1995
3. Cannon-Douglas House, designated June 23, 1986
4. Smith House, designated June 23, 1986

5. El Con Water Tower, designated August 12, 1991
6. Valley of the Moon, designated May 19, 2015

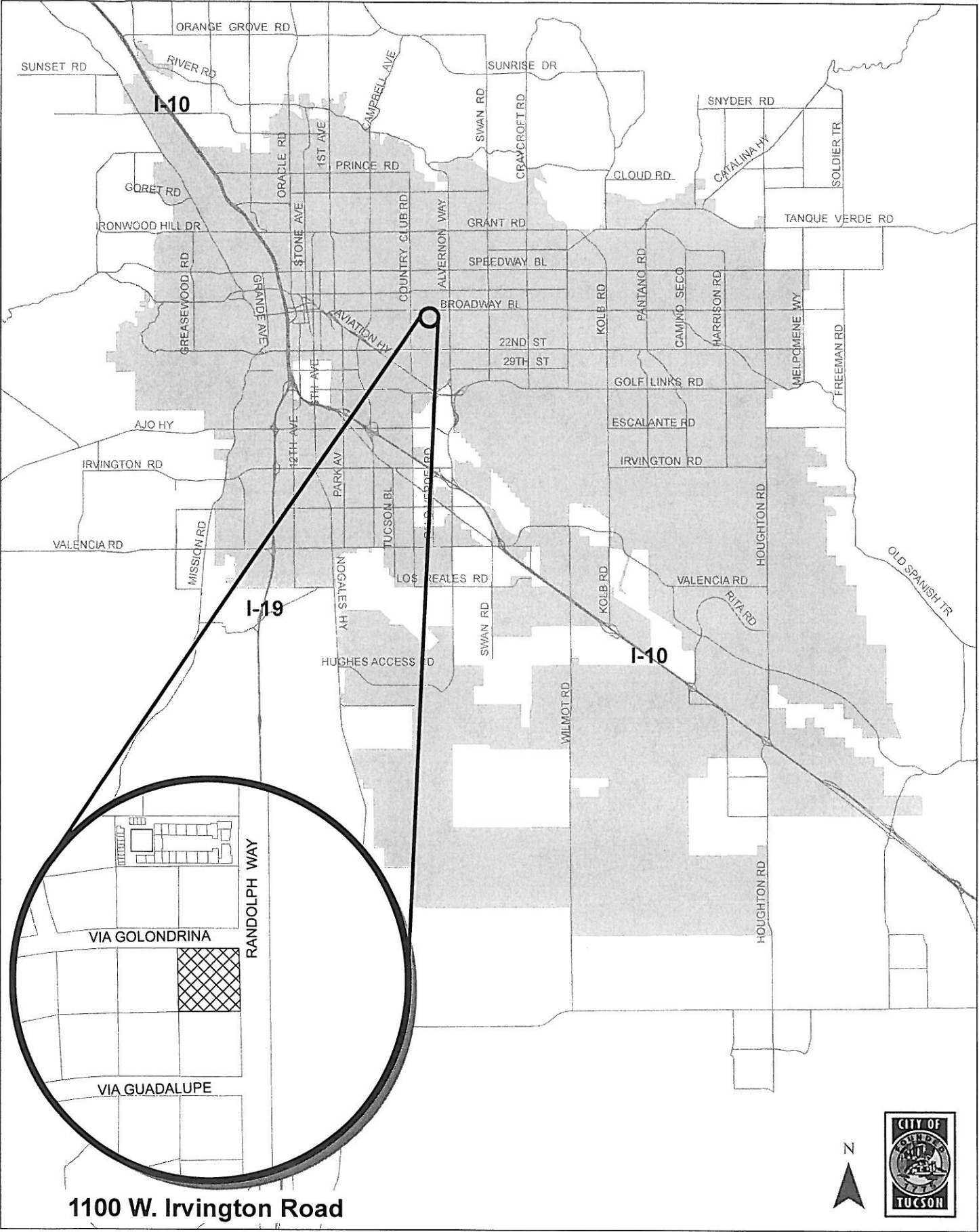
Applicant's Request – “To protect the significant architectural resources on the property designed by architect Roy Place”

Planning Considerations – Land use policy direction for this area is provided by the *Arroyo Chico Area Plan* and *El Encanto - Colonia Solana Neighborhood Plan* and *Plan Tucson*. The rezoning site is located within an Existing Neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing Neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. *Plan Tucson* supports overlay districts such as Historic Landmark designation as a way to promote the preservation and enhancement of historic structures and districts. The *Arroyo Chico Area Plan* and *El Encanto – Colonia Solana Neighborhood Plan* both provide policy goals to preserve the integrity of single-family residences, and to provide an environment within the heart of the City which is unique to Tucson.

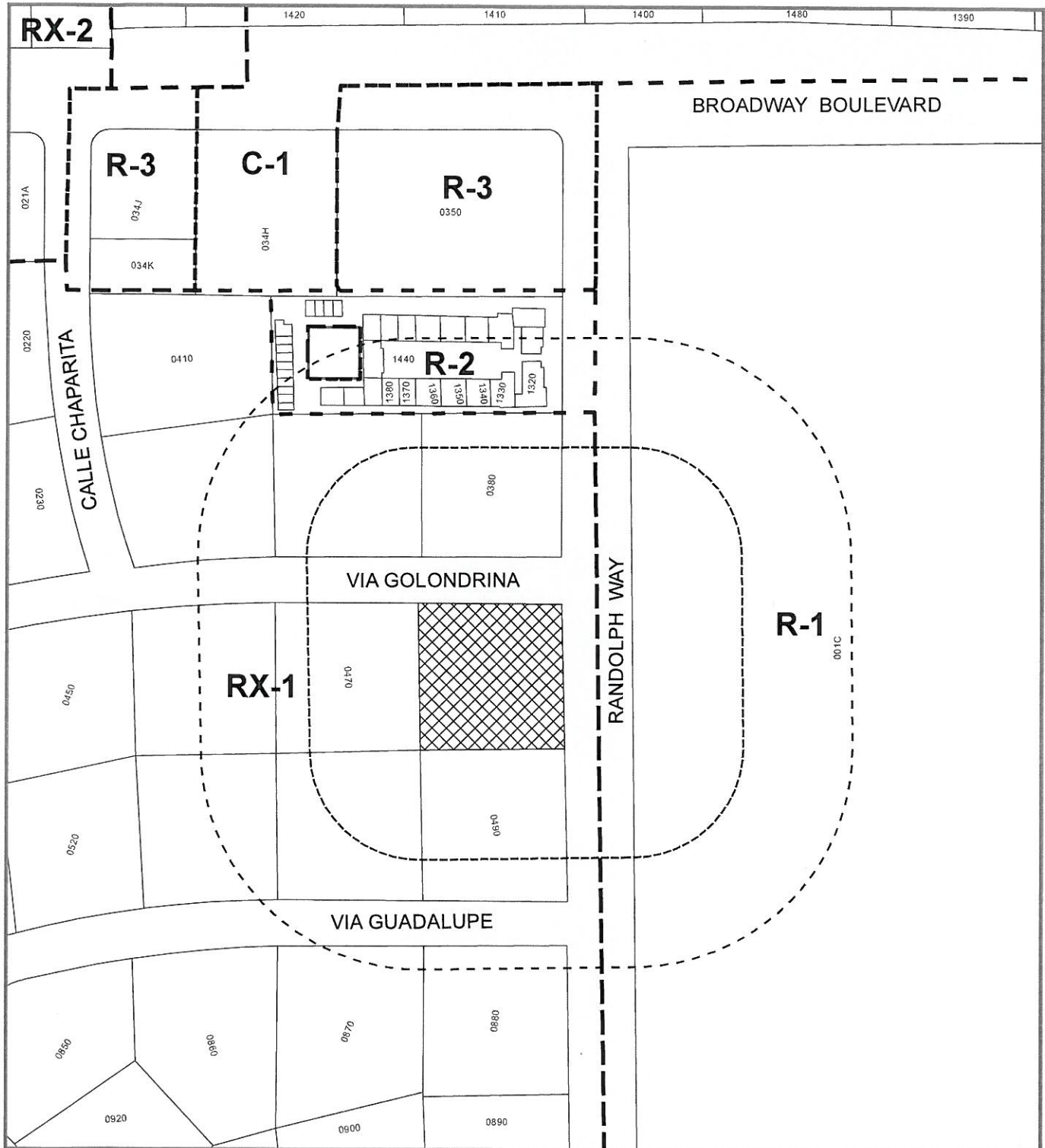
The Historic Landmark designation is a zoning overlay which is added to the base zoning (in this case RX-1 zoning) of a specific tract of land or property, but does not change the allowable uses. The purpose of the Historic Landmark designation is to encourage preservation and rehabilitation of significant historical resources. A Historic Landmark is defined as a historic site or structure of the highest historic, cultural, architectural or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Conclusion – The *Arroyo Chico Area Plan* and the *El Encanto - Colonia Solana Neighborhood Plan* support the proposed Historic Landmark designation. *Plan Tucson* supports the preservation of distinctive historic resources for the larger community and the establishment of overlay districts, such as Historic Landmark designation, as a way to promote the preservation and enhancement of historic structures and districts. Given the importance of both the Voorhees-Pattison House and the architect Roy K. Place to the architectural character and history of Tucson, the requested Historic Landmark designation (HLRX-1), is appropriate, and not subject to any conditions.

C9-16-05 Voorhees/Pattison - Via Golondrina



C9-16-05 Voorhees/Pattison - Via Golondrina
Rezoning Request: RX-1 to HLRX-1



Area of Rezoning Request



150' Protest Area



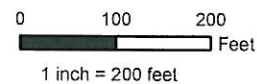
300' Notification Area



Zone Boundaries



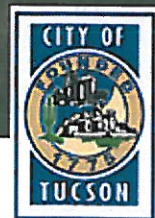
Address: 3488 E. Via Golondrina
 Base Maps: Sec.16 T.14 R.14
 Ward: 6





C9-16-05 Voorhees/Pattison - Via Golondrina
2015 Aerial

0 50 100 Feet
1 inch = 100 feet





Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of $\frac{3}{4}$ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-16-05 Voorhees-Pattison House, RX-1 to HLRX-1 Zoning Ward 6

I/We the undersigned property owners, wish to

- ☐ APPROVE the proposed rezoning.
☐ PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-16-05

Expose this flap - Affix stamp and return



City of Tucson DB
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-16-05
IMPORTANT REZONING NOTICE ENCLOSED